



ADVOCATE VIVEK KARAN SINGH

102, Vardhaman Market, Sector 17, Vashi, Navi Mumbai 400 703

Mobile No: 9769693795

Write to us: ranavivekks@gmail.com

FORMAT -A

(CIRCULAR NO. 28 date 8th March 2021)

To,

DATE: 11th May 2021

MahaRERA

Mumbai.

LEGAL TITLE REPORT

SUBJECT: Title clearance certificate with respect to Survey No. 113
Pt. and C.T.S. No. 356 Pt., admeasuring approx. 945.91
Sq Mtr, at Kannamar Nagar - 1, Vikroli (East), Mumbai
400083 (hereinafter referred as the "said plot")

I have investigated title of the said plot on the request of M/S. **HAWARE LEGACCY**, a sole Proprietary concern of **SMT. UJJWALA SATISH HAWARE**, having its registered office at 416, Vardhaman Market, Sector 17, Vashi, Navi Mumbai – 400 705, [duly appointed Developer of the said Plot], which Land is owned and possessed by **KANNAMWAR NAGAR SWAPNA SAFALYA CO-OPERATIVE HOUSING SOCIETY LTD.**, a Co-operative Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM/HSG



7916 dated 24/09/1982 on the basis of following documents produced before me i.e. :-

- 1) A Registered Indenture of Lease dated 24th June 1998.
- 2) A Registered Deed of Sale dated 24th June 1998.
- 3) A copy of Latest Property Card of CTS No. 356 A/2/1
- 4) A copy of DP Remarks dated 17/03/2020
- 5) A copy of Registered Development Agreement dated 25th June 2020
- 6) A copy of Registered Power of Attorney dated 25th June 2020
- 6) A copy of Intimation of Approval (IOA) dated 17th March 2021
- 7) A copy of Commencement Certificate dated 30th April 2021
- 8) Search report for 30 years by Shri. Sagar More from 1992 to 2021 dated 11th May 2021

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property and after evaluating the documents, as produced before me, I am of the opinion that the Lease hold title of Society of the said Land is clear, marketable and without any encumbrances, and in view of the Registered Development Agreement and Registered Power of Attorney, both dated 25th June 2020 executed by the said Society in favour of M/s. Haware Legaccy, the said M/s. Haware Legaccy has full right and absolute authority to sell, assign, transfer and/or otherwise dispose-off, all balance F.S.I, which shall remain balance after allotting all existing 40 members of the said Society their respective entitlement subject to



what is stated above and subject to the terms and conditions as stated in the Registered Development Agreement dated 25th June 2020. Therefore, a clear opinion can be drawn that title of Developer M/s. Haware Legacy in respect to balance Free sale area is clear, marketable and without any encumbrances

The Report reflecting the flow of the title of Owner and Developer M/s. Haware Legacy on the said Land is enclosed herewith as Annexure A.

Encl: Annexure A

Date: 11th May 2021

Yours Truly



Maheshwar Singh
Advocate



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FLOW OF TITLE OF THE SAID PLOT:

1. The Maharashtra Housing Area Development Authority {hereinafter referred to as "MHADA"}, an Authority duly constituted under Section - 3 of the Maharashtra Housing and Area Development Act, 1976 having its office at GruhNirmanBhavan, Kala Nagar, Bandra (E), Mumbai had constructed a building bearing Building No. 51, on a piece and parcel of land situated at Survey No. 113 Pt. and C.T.S. No. 356 Pt., admeasuring approx. 945.91 Sq Mtr, at Kannamar Nagar - 1, Vikroli (East), Mumbai 400 083 [Hereinafter referred as "**SAID PLOT**"]. The said Building No. 51 comprising of 40 Residential Tenements, constructed by MHADA for Industrial Workers under the Subsidized Industrial Housing Scheme and accordingly was allotted to 40 individuals allottees on rental basis under the said Scheme.
2. On 20.09.1982 the said 40 Allottees, there assignees, transferees, occupants or Tenants as the case may be, formed a Co-operative Housing Society namely **KANNAMWAR NAGAR SWAPNA SAFALYA Co-operative Housing Society Ltd.**, duly registered under the Maharashtra Co-operative Societies Act, 1960 under



registration No. BOM/HSG/7916, (hereinafter referred to as the "SAID SOCIETY").

3. By an INDENTURE OF LEASE dated 24th June 1998 duly registered under the seal of Sub-Registrar at Kurla-1, Mumbai Suburban Dist. (Bandra) bearing Serial No. PBDR3/920/1998 dated 19th December, 1998 executed between MHADA and the said Society, a lease of the said Land along with the said Building standing thereon, was granted in favor of the said Society for a period of 99 (ninety nine) years commencing from 1st April, 1980 and on terms and conditions as mentioned therein.
4. By a DEED OF SALE dated 24th June 1998 duly registered under the seal of Sub-Registrar at Kurla-1, Mumbai Suburban Dist. (Bandra) bearing Serial No. PBDR3/922/1998 dated 19th December, 1998 executed between MHADA and the said Society, the said Building was sold to the said Society for a full and final consideration of Rs. 269,240/- (Rupees Two Lakhs Sixty-Nine Thousand Two Hundred and Forty only) and on the terms and conditions as mentioned therein.
5. In pursuance of the above Indenture of Lease dated 24th June 1998 and the Deed of Sale of the even date, the said Society became absolute owner of the Building NO. 51 and Lessee of the said Plot underneath and appurtenant to the said Building with full right and absolute authority to deal with and/or otherwise dispose of the said



- building subject to NOC being obtained from Appropriate Authorities.
6. That all the members of the Said Society had unanimously decided to redevelop their society and had accordingly convened a Special General Body Meeting; with consent of the Hon'ble Deputy Registrar, Co-operative Society under Letter dated 4th January 2020; held on 19th January 2020, in presence of the duly Authorized Co-operative Officer, Grade-II, Mr. Promod Kulkarni, wherein all 40 members of the Society agreed to appoint/consented for appointment M/S. HAWARE LEGACCY, a sole Proprietary concern of SMT. UJJWALA SATISH HAWARE as Developer for re-development of the said Property and a resolution to that effect was passed under Minutes of the Special General Body Meeting dated 19th January 2020, which is recorded in Society's Letter dated 20th January 2020
7. The Deputy Registrar, Co-operative Society, based on Report dated 22nd January 2020 of the above said Authorized Officer Mr. Promod Kulkarni; by and under its letter dated 22nd January 2020, bearing reference No. UPANI/SS/SS/MUSHPUCOM/B-2/148/2020, issued under Section 79-A of the Maharashtra Co-operative Societies Act 1960, granted its "NO-OBJECTION" for appointment of the M/s Haware Legaccy as developer, for the purposes of Re-development of the said Property.



8. The said Society and M/s. Haware Legacyy entered into and executed a Registered Development Agreement dated 25th June 2020 duly registered with the Sub-Registrar at Kurla-5 (Dist- Bandra) under Serial No. 3808/290/2020 whereby the said Society granted redevelopment rights of the said property to M/s. Haware Legacyy on the terms and conditions more specifically set out in the said Agreement of Redevelopment dated the 25th June 2020. The Society also executed a Registered Power of Attorney dated 25th June 2020, duly registered with the Sub-Registrar at Kurla-5 (Dist- Bandra) under Serial No. 3809/30/2020 in favour of M/s. Haware Legacyy.
9. In terms of the said Registered Development Agreement dated 25th June 2020, the said M/s. Haware Legacyy shall provide to each member of the society, a self-contained flat admeasuring about 560 Sq.ft. RERA carpet area in the new building to be constructed on the said plot, as consideration and the said Society with consent of all its members has thereby sold, transferred and assigned to the said M/s. Haware Legacyy, all the balance FSI/ on the said plot with irrevocable right to sell and/or otherwise dispose of the same as it may deemed fit.
10. That in furtherance to the proposed re-development, the said M/s. Haware Legacyy has paid/applied to the concern authorities for approval and has also paid all premium, charges, fees, deposits etc to MHADA/ MCGM on behalf of the said Society.



11. That MHADA by its Letter dated 17th March 2021 bearing ref no. MH/EE/BP Cell/GM/MHADA-9/605/2021 and Letter dated 30th April 2021 bearing ref no. MH/EE/(B.P.)/GM/MHADA-9/605/2021 had granted IOA and CC respectively, thereby authorising the said Society and M/s. Haware Logacny to proceed with the proposed Re-development as per the approved plans and sanctions.

Date: 11th May 2021

Yours Truly
Arvek Kishan Singh
Advocate
3983/2013

